

OFFICE OF THE TOWN CLERK

TOWN OF ARLINGTON
730 MASSACHUSETTS AVENUE
ARLINGTON, MA 02476



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ARTICLE 28 ZONING BYLAW AMENDMENT/ENHANCED BUSINESS DISTRICTS

VOTED: **COUNTED 2/3 MAJORITY (QUORUM PRESENT)**
YES – 203, NO – 11

That the Zoning Bylaw be and hereby is amended as follows:

Amend SECTION 5.5.2

Add section 5.5.2(B)

5.5.2(B) Development Standards for Business Districts

- (1) Purpose. The purpose of this Section 5.5.2(B) is to encourage pedestrian activity, maintain an active street, and to encourage the development of active ground floor uses. The Redevelopment Board may consider the purposes of this Section in determining whether to grant a Special Permit through Section 3.4.
- (2) Applicability. In the Business Districts, applications subject to review by the Arlington Redevelopment Board shall be governed by all requirements of this Section 5.5.2(B) as well as all other applicable provisions of this Bylaw. This Section is not applicable to requests for sign approvals.
- (3) Administration. This Section 5.5.2(B) shall be administered subject to Sections 3.3, Special Permits, and 3.4, Environmental Design Review, by the Arlington Redevelopment Board, including making reasonable exemptions from the standards.
- (4) Standards

Transparency and access. In the Business Districts, the following requirements apply to all new construction, additions over 50% of the existing footprint, or redevelopment:

- The required minimum transparency of the ground floor principal façade visible from a public right-of-way is 60% of the area measured between 2 and 8 feet in height from the level of the finished sidewalk.
- All façades visible from a public right-of-way shall be given equal treatment in terms of architectural detailing. No blank façades that face a public right-of-way are permitted. Façades shall be articulated a minimum of every 30 feet.

- Each ground floor storefront in a building shall have a clearly defined primary entrance that faces the principal street. A corner door may be used for a building that faces two public streets.
- The primary building entry shall be connected by an accessible surface to the public sidewalk.
- Lobby entrances for upper story uses should be optimally located, well defined, and clearly visible. Buildings should use any combination of articulation, a double-height ceiling, a distinctive doorway, a change in wall material, a change in paving material within the frontage area, or other architectural element(s) to make lobbies visually and materially distinctive. Lobby entrances for upper story uses may be located on a side or rear façade of a building.
- Lobbies should be limited in both width and total area to preserve floor space and façade frontage for other ground floor uses.

**A true copy of the vote under
Article 28 of the Warrant for the
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ARTICLE 29

ZONING BYLAW AMENDMENT/STREET TREES

VOTED:

COUNTED 2/3 MAJORITY (QUORUM PRESENT)
YES – 220, NO – 6

That the Zoning Bylaw be and hereby is amended as follows:

Amend Section 2:

Public Shade Tree: A tree planted within the furnishing zone of a public way as an element of a thoroughfare consistent with G.L c. 87, § 1.

Amend Section 6:

6.3 PUBLIC SHADE TREES

6.3.1 Purpose

The purpose of this Section 6.3 is to:

- A. Provide for adequate shade tree coverage along Arlington's main corridors;
- B. Implement carbon neutral policies of the Town of Arlington;
- C. Address heat island effects emanating from Arlington's main corridors;
- D. Enhance public health and walkability with proper shading.

6.3.2 Applicability

In the Business Districts, new construction, additions over 50% of the existing footprint, or redevelopment subject to review by the Arlington Redevelopment Board shall provide one public shade tree every 25 linear feet of lot frontage along the public way.

6.3.3 Administration

- A. This Section 6.3 shall be administered subject to Sections 3.3, Special Permits, and 3.4, Environmental Design Review, by the Arlington Redevelopment Board.

- B. After the effective date of this Bylaw, public shade trees shall be provided for any applicable use noted above and subject to Section 3.4, Environmental Design Review, and in accordance with the Standards established in this Section 6.3.

6.3.4 Standards

- A. Street trees shall be planted within existing and proposed planting strips, and in sidewalk tree wells on streets without planting strips.
- B. Trees shall be selected from the approved tree list set forth by the Tree Committee and approved by the Tree Warden.
- C. When planted, trees must be a minimum height of ten (10) feet or two (2) inches in caliper.
- D. All new trees shall be maintained in accordance with American Standard for Nursery Stock standards for a period of no less than 36 months from the date of planting, or other standards the Redevelopment Board may designate. Properties in which there are preexisting public shade trees at the required spacing along the public way are exempt.
- E. Where there is no other suitable location within the public way, shade trees may be proposed in locations within the lot, or in exceptional circumstances the Arlington Redevelopment Board may allow the owner to make a financial contribution to the Arlington Tree Fund.

The Arlington Redevelopment Board may grant an increase in spacing between plantings where a new planting would conflict with existing trees, retaining walls, utilities, and similar physical barriers, or other curbside uses.

6.3.5 Computation

When computation of the number of public shade trees results in a fractional number, any result of 0.5 or more shall be rounded up to the next consecutive whole number. Any fractional result of less than 0.5 may be rounded down to the previous consecutive whole number. The Arlington Redevelopment Board may allow the owner to make a financial contribution to the Arlington Tree Fund in an amount equivalent to the full and fair market value of the additional whole tree.

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ARTICLE 31 ZONING BYLAW AMENDMENT/ ADMINISTRATIVE AMENDMENTS

VOTED: **COUNTED 2/3 MAJORITY (QUORUM PRESENT)**
YES – 229, NO – 1

That that the Zoning Bylaw be and hereby is amended as follows:

Amend Section 3.4.3(D):

- A. A favorable decision by the Board shall require the votes of at least four members, with the exception of special permits in compliance with M.G.L. c.40A § 9 requiring a simple majority vote.

Amend Section 6.1.5(C)(6):

- C. Transportation Demand Management (TDM): Any request for parking reduction must include a plan to reduce demand for parking. TDM provides incentives to reduce the use of Single Occupant Vehicles and encourages the use of public transit, bicycling, walking, and ridesharing. All projects requesting a parking reduction must employ at least three TDM methods described below:

- (1) Charge for parking on-site;
- (2) Pay a stipend to workers or residents without cars;
- (3) Provide preferential parking for carpooling vehicles;
- (4) Provide a guaranteed emergency ride home;
- (5) Provide transit pass subsidies;
- (6) Provide covered bicycle parking and storage, if otherwise not required;
- (7) Provide bicycle or car sharing on site;
- (8) Provide showers for business or industrial uses;
- (9) Other means acceptable to the applicable Special Permit Granting Authority.

Amend Section 8.1.4(E):

~~E. Except as covered under Section 8.1.7, any structure determined to be unsafe may be restored to a safe condition, provided the work on any nonconforming structure shall be completed within one year of the determination that the structure is unsafe and the restoration work shall not place the structure in greater nonconformity. A structure may be exempted from this provision by a special permit from the Board of Appeals or, in cases subject to Environmental Design Review in Section 3.4, the Arlington Redevelopment Board.~~

Amend Section 2 by moving definitions into “Definitions Associated with Dwelling” and striking from current location:

Definitions Associated with Dwelling

Accessory Dwelling Unit: A self-contained housing unit, inclusive of sleeping, cooking and sanitary facilities on the same lot as a principal dwelling.

Apartment Building: A multi-family building designed or intended or used as the home or residence of four or more households, each in a separate dwelling unit, living independently of each other and who may have a common right in halls and stairways.

Dormitory: A dwelling, under the ownership or control of an educational, charitable or philanthropic organization which provides separate rooms or suites for the semi-permanent occupancy of individuals or groups of up to four individuals per room, with common bath and toilet facilities and without individual cooking facilities.

Dwelling: A privately or publicly owned permanent structure, whether owned by one or more persons or in condominium, or any other legal form which is occupied in whole or part as the home residence or sleeping place of one or more persons. The terms “efficiency,” “single-family,” “two-family,” “duplex”, “three-family” or “multi-family” dwelling, or single-room occupancy building, shall not include hotel/motel, bed and breakfast, hospital, membership club, mixed-use, or mobile home.

Dwelling Unit: A separated portion of a building containing living, sleeping, housekeeping accommodations, and sanitary facilities for occupancy by one household.

Duplex Dwelling: A building containing two dwelling units joined side by side or front to back, sharing a common wall for all or substantially all of its height and depth; that is, in which no part of one dwelling unit is over any part of the other dwelling unit. A duplex shall be considered as one principal building occupying one lot for the purposes of determining yard requirements.

Group Home: A dwelling, owned or leased by a state agency or a non-profit organization on behalf of a state agency, operated as a supervised residence for adults with severe disabilities, which may include educational, social, health care, and other supportive services.

Multi-family Dwelling: A building containing 4 or more dwelling units.

Single-Family Dwelling: A building containing only one dwelling unit.

Single-Room Occupancy Building: A building with four or more rooms for occupancy by individuals not living as a single housekeeping unit, with shared cooking and living facilities and which may have individual or shared sanitation facilities. The term “single-room occupancy building” shall not include apartment buildings, hotels, nursing homes, dormitories, or assisted living residences

Three-Family Dwelling: A building containing three dwelling units.

Townhouse Structure: A row of at least three single-family attached dwelling units whose sidewalls are separated from other dwelling units by a fire separation wall or walls, and where each unit has its own at-grade access.

Two-Family Dwelling: A building containing two dwelling units, in which part of one dwelling unit is over part of the other dwelling unit

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ARTICLE 32

ZONING BYLAW AMENDMENT/ZONING BOARD OF APPEALS RULES AND REGULATIONS

VOTED: **COUNTED 2/3 MAJORITY (QUORUM PRESENT)**
YES – 174, NO – 45

That the Zoning Bylaw be and hereby is amended as follows:

Amend Section 3.2.3:

3.2.3 Rules and Regulations

The Board of Appeals shall adopt rules and regulations for the administration of its powers and shall file a copy of such regulations with the Town Clerk. The Board's regulations shall include rules for hiring outside consultants.

~~A. The Chair of the Board of Appeals, or in their absence the Acting Chair, may administer oaths, but must do so for hearings involving G.L. c. 40B, summon witnesses and call for the production of papers. All hearings shall be open to the public. The Board of Appeals and all permit and special permit granting authorities shall hold hearings and render decisions in accordance with the applicable time limitations as set forth in G.L. c. 40A §§ 9 and 15. The Board of Appeals shall cause to be made a detailed record of its proceedings which in the case of G.L. c. 40B hearings shall require that all testimony be electronically recorded, showing the vote of each member upon each question, or if absent or failing to vote, indicating such fact, and setting forth clearly the reasons for its decisions, and of its other official actions, copies of all of which shall be filed within 14 days in the office of the Town Clerk and the office of the Arlington Redevelopment Board and shall be a public record, and notice or decisions shall be mailed immediately to the petitioner and to the owners of all property deemed by the Board of Appeals to be affected thereby, including the abutters and the owners of land next adjoining the land of the abutters, notwithstanding that the abutting land or the next adjoining land is located in another city or town, as they appear on the most recent local tax list, and to every person present at the hearing who requests that notice be sent to them and states the address to which such notice is to be sent. Upon the granting of a limited or conditional zoning variance or special permit, the~~

~~Board of Appeals shall issue to the land owner a notice, certified by the chair or clerk, containing the name~~

~~and address of the land owner, identifying the land affected, and stating that a limited or conditional variance or special permit has been granted which is set forth in the decision of the Board on file in the office of the Town Clerk. No such variance or permit shall take effect until such notice is recorded in the Middlesex County Registry of Deeds.~~

~~The fee for recording such notice shall be paid by the owner and the notice shall be indexed in the grantor index under the name of the owner of record.~~

~~The concurring vote of all members of the Board shall be necessary to reverse any order or decision of any administrative official, or to decide in favor of the applicant on any matter upon which it is required to pass under this Bylaw, or to effect any variance in the application of this Bylaw.~~

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ARTICLE 33

ZONING BYLAW AMENDMENT/ HALF STORY

VOTED: **COUNTED 2/3 MAJORITY (QUORUM PRESENT)**
YES – 209, NO – 6

That the Zoning Bylaw be and hereby is amended as follows:

Amend Section 2:

Story, Half: A story which is under a gable, hipped, gambrel, or other sloped roof with a minimum slope of 2:12, where less than one half the floor area ~~measured from the underside of the roof framing to the finished floor below~~ has a clear height of 7 feet 0 inches or more. The clear height is determined from the underside of the roof structural framing to the top of the finished floor below. The floor area is measured relative to the gross floor area of the story next below excluding porches and decks.

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ARTICLE 34 ZONING BYLAW AMENDMENT/ PORCH

VOTED: **COUNTED 2/3 MAJORITY (QUORUM PRESENT)**
YES – 216, NO – 6

That the Zoning Bylaw be and hereby is amended as follows:

Amend Section 2:

Porch: A covered area, unenclosed and open to the elements, projecting from and structurally connected to a building.

Amend Section 5.3.9:

5.3.9 Projections into Minimum Yards

Projecting eaves, chimneys, bay windows, balconies, open fire escapes, porches, and enclosed entrances not more than 25 square feet in floor area or more than one story high, which do not project more than three and one-half feet beyond the line of the foundation wall may extend beyond the minimum yard regulations otherwise provided for the district in which the structure is built. ~~E-Porches and enclosed entrances~~ larger than that allowed above may extend into the minimum yard regulations otherwise provided for the district by special permit.

**A true copy of the vote under
Article 34 of the Warrant for the
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ARTICLE 35 ZONING BYLAW AMENDMENT/ YARD ENCROACHMENT

VOTED: **COUNTED 2/3 MAJORITY (QUORUM PRESENT)**
YES – 229, NO – 1

That that the Zoning Bylaw be and hereby is amended as follows:

Amend Section 5.3.9:

5.3.9 Projections into Minimum Yards

- A. Projecting eaves, chimneys, bay windows, balconies, open fire escapes, and enclosed entrances not more than 25 square feet in floor area or more than one story high which do not project more than three and one-half feet beyond the line of the foundation wall may extend beyond the minimum yard regulations otherwise provided for the district in which the structure is built. Enclosed entrances larger than that allowed above may extend into the minimum yard regulations otherwise provided for the district by special permit.
- B. Unenclosed steps, decks, and the like, which do not project more than 10 feet in the front yard, or more than five feet in the side yard beyond the line of the foundation wall may extend beyond the minimum yard regulations otherwise provided for the district in which the structure is built. Unenclosed steps, decks, and the like which do not project more than 10 feet into the required rear yard and are not closer to the lot line than half the size of the required yard, may extend beyond the minimum yard regulations otherwise provided for the district in which the structure is built
- C. Second story additions within the required front yard setback may extend no more than one foot beyond the existing building wall.
- D. Porches, decks, steps, and landings in the required setback are not considered to be within the foundation wall and may not be enclosed, extended, or built upon except by special permit.

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ARTICLE 36 ZONING BYLAW AMENDMENT/ LARGE ADDITIONS

VOTED: **COUNTED 2/3 MAJORITY (QUORUM PRESENT)**
YES – 210, NO – 5

That the Zoning Bylaw be and hereby is amended as follows:

Amend Section 5.4.2:

5.4.2 Dimensional and Density Requirements

B. Exceptions to Minimum Lot Area, Minimum Front Yard Lot Width, Frontage, Open Space, Side Yard, and Height Requirements in the R0, R1, and R2 Districts.

- (1) The following applies to any lot shown on a subdivision plan approved by the Board of Survey or on a plan or deed recorded with the Registry of Deeds prior to May 15, 1924. If such lot did not contain a principal building or a building permit was not issued prior to August 28, 1975, the minimum lot size, frontage, open space, and side yard requirements for a residential use shall not apply, and the lot may be built upon with a single- or two-family residential use if permitted in the applicable district, provided that:
 - The lot contains at least 5,000 square feet of area and 50 feet of frontage, and
 - The lot was not held in common ownership with any adjoining land, and
 - The lot conformed to then-existing dimensional and density requirements at the time that it was shown on an approved plan or by recorded deed or plan, and
 - The minimum open space requirements of this section are satisfied.
- (2) Exemption for particular streets. The following shall apply to lots on Sunnyside Avenue, Gardner Street, Silk Street, Marrigan Street, and Fremont Street if shown on separate subdivision plans recorded with the Registry of Deeds prior to August 28, 1975. The minimum lot size, minimum frontage, and minimum side yard requirements for residential uses in the R2 district shall not apply, and a single-family dwelling attached to one other single-family dwelling on an adjoining lot as of August 28, 1975, shall be considered a building lot.
- (3) R0 District Minimum Lot Area Exception. Any lot shown on the Zoning Map as proposed by the zoning bylaw change first advertised on February 21, 1991, as being in the R0 district, and which was recorded with the Registry of Deeds on or before February 21, 1991, and which did not contain a principal building, or for which a building permit

was not issued, may be built upon with a single family residential use provided that the lot contains not less than 6,000 square feet of area and 60 feet of frontage.

- (4) Front Yard Minimum Lot Width Requirements and Exceptions. The minimum front yard lot width shall be 50 feet at all points between the front lot line and the nearest building wall, except that such minimum front yard lot width shall not apply to (i) any lot excepted under Section 5.4.2(B)(1) or 5.4.2(B)(2) or 5.4.2(B)(8) or (ii) restoration of any principal building that existed on a lot or for which a building permit was issued prior to February 1, 1988.
- (5) Calculation of Building Height. On a lot with a slope more than 5%, building height is the vertical distance of the highest point of the roof above the average finished grade of the ground using grade plane as defined in the State Building Code.
- (6) Large Additions. No alteration or addition which increases the gross floor area of a building by the lesser of (a) 750 square feet or more, or by (b) 50% or more of the building's gross floor area on the date of application for a permit, or because of cumulative alterations or additions during the previous two years, shall be allowed unless:
 - The addition is constructed entirely within the existing foundation walls, or
 - The Board of Appeals, acting pursuant to Section 3.3, finds that the alteration or addition is in harmony with other structures and uses in the vicinity.

In making its determination, the Board of Appeals shall consider, among other relevant facts, the proposed alteration or addition's dimensions and setbacks in relation to abutting structures and uses. The increase in gross floor area used to determine the applicability of this section shall only include additions outside the existing footprint of the building

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ARTICLE 37

ZONING BYLAW AMENDMENT/ UNSAFE STRUCTURE

VOTED:

COUNTED 2/3 MAJORITY (QUORUM PRESENT)
YES – 215, NO – 6

That the Zoning Bylaw be and hereby is amended as follows:

8.1.5 Unsafe Structure

Except as covered under Section 8.1.7, any structure determined to be unsafe by the Director of Inspectional Services or their designee, as authorized under the provisions of G.L. c. 143, may be restored to a safe condition, provided such work on any nonconforming structure shall be completed within one year of the determination that the structure is unsafe, and it shall not place the structure in greater nonconformity. A structure may be exempted from this provision by a special permit granted by the Board of Appeals or, in cases subject to Environmental Design Review, Section 3.4., the Arlington Redevelopment Board.

**A true copy of the vote under
Article 37 of the Warrant for the
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ARTICLE 39 ZONING BYLAW AMENDMENT/INCREASED FLOOR AREA RATIO FOR MIXED USE STRUCTURES

VOTED: **YES – 175, NO – 39**

That the Zoning Bylaw be and hereby is amended as follows:

5.5.2A. Tables of Dimensional and Density Regulations
B District Building Height and Floor Area Ratio Regulations

	Maximum Allowed
District Use	Maximum Floor Area Ratio (FAR)
B2	
Mixed-use <= 20,000 sq. ft.	1.50 <u>3.00</u>
Mixed-use > 20,000 sq. ft.	1.00 <u>2.00</u>
B2A	
Mixed-use <= 20,000 sq. ft.	1.50 <u>3.00</u>
Mixed-use > 20,000 sq. ft.	1.00 <u>2.00</u>
B3	
Mixed-use <= 20,000 sq. ft.	1.50 <u>3.00</u>
Mixed-use > 20,000 sq. ft.	1.40 <u>2.80</u>
B4	
Mixed-use <= 20,000 sq. ft.	1.50 <u>3.00</u>
Mixed-use > 20,000 sq. ft.	1.00 <u>2.00</u>
B5	
Mixed-use <= 20,000 sq. ft.	1.80 <u>3.00</u>
Mixed-use > 20,000 sq. ft.	1.40 <u>2.80</u>

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ARTICLE 41 ZONING BYLAW AMENDMENT/APARTMENT PARKING MINIMUMS

VOTED: YES – 168, NO – 53

That the Zoning Bylaw be and hereby is amended as follows:

Section 6.1.4 Table of Off-Street Parking Regulations

Use	Minimum Number of Spaces
Residential Uses	
Single-, two-, or three-family dwelling, <u>or apartment building, except for public housing for the elderly</u>	1 space per dwelling unit
Apartment building <u>Public housing for the elderly</u>	1 space per efficiency dwelling unit; 1.15 space per 1 bedroom dwelling unit; 1.5 spaces per 2 bedroom dwelling unit; And 2 spaces per 3 or more bedroom dwelling unit; And 1 space per 5 units of public housing or the elderly.

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ARTICLE 42 ZONING BYLAW AMENDMENT/ OPEN SPACE USES

VOTED: YES – 199, NO – 8

That the Zoning Bylaw be and hereby is amended as follows:

Section 5.6.3 Use Regulations for MU, PUD, I, T, and OS Districts

Class of Use	MU	PUD	I	T	OS
Accessory Uses					
Temporary food or beverage concession for <u>or not for</u> profit at an event		Y	Y		SP <u>Y</u>
Fundraising event conducted by an Arlington based non-profit organization, with no automated amusements	Y	Y	Y		SP <u>Y</u>
<u>Temporary outdoor recreation, for or not for profit</u>					<u>Y</u>
<u>Temporary cultural arts and/or entertainment activity for or not for profit</u>					<u>Y</u>

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ARTICLE 43 ZONING BYLAW AMENDMENT/ ZONING MAP AMENDMENT REQUIREMENTS

VOTED: YES – 194, NO – 12

That the Zoning Bylaw be and hereby is amended as follows:

Section 1.5:

This Bylaw may from time to time be changed by amendment, addition, or repeal by the Town Meeting in the manner provided for in G.L. c.40A, section 5. When a petition for a change in the zoning map is filed, such petition shall show that copies of the petition have been sent by registered or certified mail to all owners and immediate abutters of the land referred to in the petition. The Department of Planning and Community Development shall provide advance notice of the Redevelopment Board public hearing on the petition by first class mail, postage prepaid, to the petitioner, the owners of the land, abutters of the land, owners of land directly opposite on any public or private street or way, and abutters to the abutters within three hundred feet of the property line of the owners as they appear on the most recent applicable tax list.

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ARTICLE 44 ZONING BYLAW AMENDMENT/ RESTAURANT USES

VOTED: YES – 173, NO – 31

That the Zoning Bylaw be and hereby is amended as follows:

Section 5.5.3: Use Regulations for Business Districts

Class of Use	B1	B2	B2A	B3	B4	B5
Eating & Drinking Establishments						
Restaurant						
< 2,000 <u>3,000</u> sq. ft. gross floor area	SP	Y	Y	Y	<u>Y</u>	Y
=> 2,000 - <u>3,000</u> sq. ft., and any restaurant that is principal use on lot of 10,000 sq. ft. or more		SP	SP	SP	SP	SP

**A true copy of the vote under
Article 44 of the Warrant for the
Annual Town Meeting of the
Town of Arlington at the session
held June 6, 2022.**